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**S-4229**  
**FERN MEADOWS MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**MARCH 31, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners and property owners Alan and Janet Kemper, represented by Todd Starr of Starr Associates, are seeking primary approval of a one lot subdivision on 1.4 acres, located on the south side of CR 700 S, approximately 1/4 mile west of US 52, in Sheffield 32 (NE) 22-3.

**AREA ZONING PATTERNS:**

The site is zoned Agricultural as is all surrounding property. The parent tract is an 80 acre tract that has never been subdivided or parcelized. After the approval of this subdivision, three division rights will remain.

**AREA LAND USE PATTERNS:**

Currently there is a house, a barn, and a shed on the site. All surrounding property is farmed.

**TRAFFIC AND TRANSPORTATION:**

CR 700 S is classified as a rural local road by the County *Thoroughfare Plan*. There is currently a single entrance from the county road which becomes a circular drive on petitioners' property. County Highway is not requiring a "no vehicular access" statement along the frontage. The required 30' half-width right-of-way has been shown on the sketch plan.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The drainage for this lot has already been approved by the County Surveyor's Office.

The house is served by an existing well and septic system. A letter from the County Health Department states that the office, "is satisfied that this subdivision can meet requirements" of all local and state health regulations.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering is required. Lot width and area are sufficient.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

- A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.